MINUTES - REGULAR MEETING
SANTA MARIA CITY COUNCIL

CITY HALL COUNCIL CHAMBERS
SANTA MARIA, CALIFORNIA

APRIL 18, 2017

INVOCATION:
Reverend Jesse Pinheiro, of Revival Tabernacle, gave the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG:
Councilmember Boysen led the Pledge of Allegiance.

CALL TO ORDER:
Mayor Patino called the meeting to order at 6:30 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino.

STAFF MEMBERS PRESENT
City Manager Haydon, City Attorney Trujillo, Director of Human Resources & Records Anderson, Fire Chief Champion, Utilities Manager/Deputy Director Clarin, Police Commander Greene, Director of Finance Harvey, City Librarian Housel, Police Chief Martin, Director of Community Development Ng, Principal Civil Engineer Olds, Director of Recreation & Parks Posada, Assistant City Attorney Sinco, Deputy City Manager Stilwell, and Chief Deputy City Clerk Garietz.

1. PROCLAMATIONS/COMMENDATIONS/PRESENTATIONS:

A. PROCLAMATION – ALLAN HANCOCK COLLEGE FOUNDATION DAY
Councilmember Boysen presented a proclamation in recognition of Allan Hancock College Foundation Day, April 26, 2017, and the Foundation's 40th Anniversary. Kevin Walthers and Valerie Moya accepted the proclamation.

B. PROCLAMATION - DONATE LIFE MONTH
Councilmember Waterfield presented a proclamation recognizing the month of April 2017 as "Donate Life Month" in the City of Santa Maria. Scott Burns accepted the proclamation.

C. PROCLAMATION – KITE MONTH
Councilmember Cordero presented a proclamation recognizing the month of April 2017 as "Kite Month" in the City of Santa Maria. Chris Slaughter accepted the proclamation.

D. PRESENTATION OF THE SPANISH CITIZENS' ACADEMY GRADUATION CERTIFICATES
Mayor Patino, Police Chief Martin, and Police Sergeant Lara presented certificates to the recent graduates of the Police Department's Spanish Citizens' Academy. Academy graduate, Pedro Velazquez, addressed the City Council about the benefits of the program and his plans to share his experience with others.

2. PUBLIC COMMENT PERIOD
Britt Stanley, representing the Council on Alcoholism & Drug Abuse (CADA), spoke about various programs and counseling services available in the CADA office and at the schools to help people live a drug and alcohol free life. He also invited everyone to the first Annual CADA Town Hall Meeting with the theme of "Conversations That Count." The meeting is scheduled for April 25, 2017, from 5:30 p.m. to 8:00 p.m. at the Boys & Girls Club.

Diane Lapham spoke about Preisker Park and requested a sidewalk on the east side of the park from the fire station to Hidden Pines. She also requested that the park be made safer for pedestrian traffic. She also requested a camera be placed on that street to deter street racing stating when complaints are called into the police department, by the time the officers arrive, the racers are gone.

Ken Dalmen, representing the Santa Barbara County Bicycle Coalition, spoke about the transition to more affordable forms of transportation. He invited everyone to the Coalition's Grand Opening scheduled for April 28th, from 4:00 p.m. to 8:00 p.m., at 310 East Oak Street.

City Manager Haydon commented that Police Sergeant Streker had given his card to Ms. Lapham for follow-up with her concerns. Mr. Haydon also stated he would be following up with Public Works Director Kahn about the sidewalk inquiry on the east side of Preisker Park.

3. CONSENT CALENDAR:
Mayor Patino recused herself from voting on Item 3B (Minutes from the March 30th Special City Council Meeting) as she was absent from the meeting.

Councilmember Waterfield also recused herself from voting on Item 3B as she had left the meeting early due to illness.

Consent Calendar Items 3A through 3E (except Item 3B) were approved on motion by Councilmember Boysen, seconded by Councilmember Cordero, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino.
NOES: None
ABSENT: None
ABSTAIN: None

Consent Calendar Items 3B only (Minutes from the Special Meeting of March 30) was approved on motion by Councilmember Boysen, seconded by Councilmember Cordero, and carried on the following vote: 3-0-2

AYES: Councilmembers Boysen, Cordero, and Moats
NOES: None
ABSENT: None
ABSTAIN: Councilmember Waterfield and Mayor Patino

A. ORDINANCES
The reading in full of all ordinances and resolutions was waived. Ordinances on the Consent Calendar were adopted by the same vote cast at the first reading unless City Council indicated otherwise.

B. MINUTES
The Minutes of the special City Council Meeting of March 30, 2017, were approved as submitted.

C. MINUTES
The Minutes of the regular Meeting of the City Council of April 4, 2017, were approved as submitted.

D. WARRANTS
Warrant Nos. 206644 to 206904 totaling $4,594,285.24 were ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Finance. Warrant Nos. 205922, 206387, 206559, 206608, and 206644 were cancelled.

E. PAYROLL
Payment of payroll was ordered ratified subject to having been certified by the proper Department Heads, as shown on records on file in the Department of Finance and having been approved for payment by the Director of Finance.

4. GENERAL PLAN LAND USE MAP AMENDMENT FOR THE DOWNTOWN SPECIFIC PLAN.
The City Council considered recommendations of the Planning Commission to: 1) approve an Addendum to the Downtown Specific Plan Environmental Impact Review to classify 262 acres within the Downtown Specific Plan **FROM** various land use classifications **TO** the Specific Plan (SP) land use classification; and 2) approve a General Plan Land Use Map Amendment (GPZ2017-0001). At its regular meeting on April 5, 2017, the Planning Commission voted 4-1 (Noes: Seifert) to recommend that the City Council adopt resolutions approving a General Plan Land Use Map Amendment and Addendum to the Downtown Specific Plan.

Community Development Director Ng gave a presentation as detailed in the Council Agenda Report. This staff-initiated request to amend the General Plan Land Use Map for 262 acres within the Downtown Specific Plan (DTSP) would combine and simplify the Land Use Map Classification and the DTSP zoning. Currently there are three (3) existing classifications in the DTSP: Central District 1 (CD-1); Central District 2 (CD-2); and Recreational Open Space (ROS).

The DTSP was adopted in 2008. In 2015, a comprehensive revision of the DTSP with a more flexible approach to development was adopted. The purpose of the plan was to provide a culturally rich environment that reflected the community, a more pedestrian-oriented Downtown, with diverse entertainment opportunities. CD-1 does not allow for residential uses. CD-II has a maximum density of 40 units per acre. These two limitations were inconsistent with the DTSP purpose. Removing them would allow more flexibility in density.

Councilmember Waterfield asked if there had been projects that were cancelled or prolonged because the amendment had not been in place.

Community Development Director Ng responded that no projects had been cancelled or prolonged. Staff believed that some proposed projects could exceed 40 units per acre and this amendment would allow for greater flexibility regarding density.

Councilmember Boysen asked if the amendment would impose limitations on current downtown businesses, projects, or residents. He also asked if the issue that had caused one of the Planning Commissioners to vote against the amendment had been resolved.

Community Development Director Ng responded that, if anything, the amendment would offer greater opportunities, and that a further discussions had resolved the hesitation of the Planning Commissioner.

Written communications.
There were no written communications.

Public Hearing
Mayor Patino opened the public hearing at 7:26 p.m. and, having no requests to speak, closed the public hearing.

Council discussion
There was no Council discussion.

Resolution No. 2017-41 was adopted approving an Addendum to the Santa Maria Downtown Specific Plan Final Environmental Impact Report, on motion by Councilmember Waterfield, seconded by Councilmember Cordero, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino.
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2017-41 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING AN ADDENDUM TO THE SANTA MARIA DOWNTOWN SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT.

Resolution No. 2017-42 to be adopted amending the General Plan Land Use Policy Map for 262 acres consisting of the Downtown Specific Plan Area, on motion by Councilmember Waterfield, seconded by Councilmember, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino.
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2017-42 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING THE GENERAL PLAN LAND USE POLICY MAP FOR 262 ACRES CONSISTING OF THE DOWNTOWN SPECIFIC PLAN AREA.

5. BOONE STREET MARKET DOWNTOWN SPECIFIC PLAN (DTSP) AMENDMENT AT 417 AND 501 EAST BOONE STREET. The City Council considered recommendations of the Planning Commission to: 1) approve a General Plan Land Use Map Amendment to change 0.2 acres **FROM** High Density Residential (HDR-22) **TO** Specific Plan (SP) land use classification; 2) amend the Zoning Map for approximately 0.2 acres **FROM** R-3 (High Density Residential) **TO** SP (Specific Plan) zoning district; and 3) amend the Downtown Specific Plan to designate 1.4 acres to the Railroad Loft District. At its regular meeting on April 5, 2017, the Planning Commission voted 4-0-1 (Abstained: Lopez) to recommend that the City Council consider approving the General Plan Land Use Map and Zoning Map Amendments for property located at 417 and 501 East Boone Street.

Community Development Director Ng gave a presentation as detailed in the Council Agenda Report. This item would be a General Plan and Specific Plan amendment. A small parcel north of Boone Street and just east of School Street has an existing mini-mart on the property. Currently, the property is designated R-3 (High Density Residential) and the request is to change the designation from R-3

to SP (Specific Plan). There is also a vacant lot on School Street across from the small parcel and staff is requesting that that be changed from the Bungalow District to the Railroad Loft District.

The small 0.2 acre property is directly adjacent to the DTSP and staff believes it would be a logical fit with the DTSP. In addition, the inclusion of the 1.4-acre project area (vacant lot and mini-market property) into the DTSP would allow for residential, commercial, and mixed use. This is consistent with the characteristics of the Railroad District of the DTSP and with the desire to provide a connection between the Downtown and Allan Hancock College.

The applicant, Mr. Zakour, would like to retain 2,000 square feet of the existing market and add 2,700 square feet to create a larger market/delicatessen space along with two (2) upstairs apartment units.

Councilmember Moats asked what the benefit would be to be in the Railroad Loft District instead of the Bungalow District.

Community Development Director Ng responded that the Bungalow District had a more residential characteristic. A Railroad Loft District would allow for the inclusion of commercial uses along with residential.

Councilmember Boysen asked if there had been any thought of bringing the north side of Boone Street up to College Drive into the DTSP.

Community Development Director Ng responded that staff would be happy to explore that option.

Applicant Comments
Brian Schwartz, of Urban Planning Concepts, spoke on behalf of the applicant showing several slides of the project area and surroundings. He emphasized the new market and building would be an aesthetic improvement over what was currently on the site and would complement the Downtown, and provide more services to the new Hancock Terrace Apartments across the street. It would also allow for the expansion of a variety of services that would enhance the area.

Written communications.
There were no written communications.

Public Hearing
Mayor Patino opened the public hearing at 7:37 p.m. and, having no requests to speak, closed the public hearing.

Council discussion
There was no Council discussion.

Resolution No. 2017-43 was adopted amending the Land Use Policy Map for approximately 0.2 acres, located at 501 East Boone Street, on motion by Councilmember Waterfield, seconded by Councilmember Cordero, and carried on the following vote: 5-0

AYES:	Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino
NOES:	None
ABSENT:	None
ABSTAIN:	None

Resolution No. 2017-43 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING THE LAND USE POLICY MAP FOR APPROXIMATELY 0.2 ACRES, LOCATED AT 501 EAST BOONE STREET.

Ordinance No. 2017-03 to be introduced for first reading and continued to the next meeting for second reading and adoption, amending the Official Zoning Map on approximately 0.2 acres, located at 501 East Boone Street, on motion by Councilmember Waterfield, seconded by Councilmember Cordero, and carried on the following vote: 5-0

AYES:	Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino
NOES:	None
ABSENT:	None
ABSTAIN:	None

Ordinance No. 2017-03 introduced. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP ON APPROXIMATELY 0.2 ACRES, LOCATED AT 501 EAST BOONE STREET.

Ordinance No. 2017-04 to be introduced for first reading and continued to the next meeting for second reading and adoption, amending the Downtown Specific Plan for approximately 1.4 acres located at 417 and 501 East Boone Street to the Railroad Loft District, on motion by Councilmember Waterfield, seconded by Councilmember Cordero, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Ordinance No. 2017-04 introduced. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ADOPTING AMENDMENTS THE DOWNTOWN SPECIFIC PLAN FOR APPROXIMATELY 1.4 ACRES LOCATED AT 417 AND 501 EAST BOONE STREET.

4. SANTA MARIA MUNICIPAL CODE ZONING TEXT AMENDMENT REGARDING TEMPORARY OUTDOOR PRODUCE SALES. The City Council considered a recommendation of the Planning Commission to approve a Zoning Text Amendment (Z2017-0001) amending Chapter 12-35 and 12-43 of the City of Santa Maria Municipal Code related to temporary produce sales. At its regular meeting on April 5, 2017, the Planning Commission voted 5-0 to recommend that the City Council adopt an ordinance approving a Zoning Text Amendment to Chapter 12-35 and 12-43 of the Santa Maria Municipal Code related to temporary produce sales.

Community Development Director Ng gave a presentation as detailed in the Council Agenda Report. This small amendment to the Santa Maria Municipal Code would allow the outdoor sale of produce during specific events. For example, the sale of strawberries during the strawberry festival.

Councilmember Boysen asked if permits would still be required for each specific location.

City Manager Haydon indicated that, at a minimum, the City would require a business license for the sale of produce within the City along with permission from the property owner. Then, after receiving any inquiries or complaints, the City Rangers would be able to respond and verify the proper paperwork.

Councilmember Cordero asked if there might be issues with just anyone being able to come into the City to sell produce.

Community Development Director Ng responded that the amendment was for defined community events and the only community event currently with the City was the Strawberry Festival. If another community event was requested, this amendment would also define the rules for that.

Councilmember Waterfield asked if this would allow the sales of produce only at specific times.

Community Development Director Ng responded that sales could take place only during a specified community event.

Councilmember Boysen commented that, according to the ordinance, a temporary permit would also be required for the produce sales, so the process would be well-regulated.

Mayor Patino expressed interest in having strawberry stands in the City, and added that the County Health Department required produce stands to be certified.

Written communications
There were no written communications.

Public hearing
Mayor Patino opened the Public Hearing at 7:47 p.m. and hearing no requests to speak, immediately closed the Public Hearing.

Council discussion
There was no Council discussion.

Ordinance No. 2017-05 was introduced by title only for first reading and continued to the next meeting for second reading and adoption amending Chapters 12-35 and 12-43 of the Santa Maria Municipal Code

to permit outdoor sales of produce in connection with community events, on motion by Councilmember Boysen, seconded by Councilmember Waterfield, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Ordinance No. 2017-05 introduced. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING CHAPTERS 12-35 AND 12-43 OF THE SANTA MARIA MUNICIPAL CODE TO PERMIT OUTDOOR SALES OF PRODUCE IN CONNECTION WITH COMMUNITY EVENTS.

7. 2017 ANNUAL WEED ABATEMENT. Principal Civil Engineer Olds gave a presentation as detailed in the written Council Agenda Report. Each year the Public Works Department administers the Weed Abatement Program removing weeds, rubbish, and other undesirable materials from public spaces. The program reduces health hazards to the public by aiding in fire prevention and pest reduction and helping with upkeep of lots lacking regular maintenance. On March 21, 2017, the City Council adopted Resolution No. 2017-35 declaring that certain public and unimproved private lots constituted a public nuisance and set April 18, 2017, as the date Council would hear comments or objections regarding the requirements to remove weeds, rubbish, refuse, and dirt from said properties.

The 2017 City Weed Abatement Program began with Streets and Facilities staff mailing abatement letters to the owners of 228 properties listed in Resolution No. 2017-35. The letter advised owners they had the option to sign and return the letter to the Streets & Maintenance Supervisor as an indication of their intention to accomplish abatement on their own. Their signature would indicate they would continually abate said nuisances in the case of recurrence. Owners of undeveloped lots who could not be reached by mail had their lots posted. Posting was performed within two (2) working days of receiving the returned abatement letter back from the US Postal Service. Staff posts developed lots only at the request of the City of Santa Maria Code Compliance Office or the Fire Department.

Property owners who do not choose to perform their own abatement on their property subject their property to abatement by City contractor and are then charged for the service. Actual City abatement cost, plus an assessment for program administration, would be added to their property tax bill. Reimbursements are collected by the County of Santa Barbara and remitted to the City of Santa Maria.

Councilmember Boysen commented on the fact that there were fewer properties in the assessments this year.

Principal Civil Engineer Olds responded that the reduction was due to new development on those properties that had replaced the weeds.

There was no written correspondence.

Mayor Patino opened the Public Hearing at 7:53 p.m., and hearing no requests to speak immediately closed the Public Hearing.

Council discussion
There was no discussion by the City Council.

Resolution No. 2017-44 was adopted overruling objections to the abatement and directing the abatement of the nuisances on motion by Councilmember Waterfield, and seconded by Councilmember Cordero, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino.
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2017-44 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, OVERRULING OBJECTIONS TO THE ABATEMENT OF WEEDS, RUBBISH, REFUSE, AND DIRT PURSUANT TO TITLE 5, CHAPTER 8 OF THE SANTA MARIA MUNICIPAL CODE.

REPORT BY CITY MANAGER:
City Manager Haydon reminded the viewing public of the April 20, 2017, Public Hearing for district elections map discussions. The meeting will be held at 6:00 p.m. at the Edwards Community Center, 809 Panther Drive. City Manager Haydon reported the next City Council meeting would be on May 2, 2017, at the Minami Center at 600 W. Enos Street at the regular time of 6:30 p.m., and would include several proclamations including Water Awareness Month and Go Rodeo Days; the SBCAG Measure "A" Program of Projects; and the first reading of the ordinance presenting the district boundary map and the sequence of elections.

ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS):
Councilmember Cordero reported that he attended the Strawberry Industry Recognition Dinner; a meeting regarding the Chamber of Commerce and expanding its audience; the Principal for a Day event; and the Fire Department's Badge Pinning Ceremony.

Councilmember Moats reported that he attended the Badge Pinning Ceremony at the Fire Department and administered the Oaths of Office to the new Fire Engineers.

Councilmember Waterfield reported that she attended National Walk Day with Marian Hospital; the Strawberry Industry Recognition Dinner; the film screening of "Resilience"; the Eve of Hope Cancer event just prior to the Day of Hope Newspaper sales; a mock-interview exercise with Pioneer Valley High School; an ROP advisory committee meeting at Righetti High School; the Principal for a Day event; the LAFCO meeting; and the Fire Department's Badge Pinning ceremony.

Councilmember Boysen invited everyone to a celebration scheduled on April 21st at Good Samaritan Shelter between 12:00 and 1:00 p.m. in honor of the lighting upgrade on the organization's campus. He thanked Staples Energy and the Santa Barbara County Energy Watch along with the Chamber for their support.

Mayor Patino reported that she attended the North County Sub-regional Meeting; the Strawberry Industry Recognition Dinner; presented the Child Abuse Prevention Month Proclamation at the County Government Center; attended the screening of the film "Resilience"; a Special Olympics competition; a meeting regarding expanding the Chamber of Commerce audience; the Eve of Hope Cancer event just prior to the Day of Hope Newspaper sales; a mock-interview exercise with Pioneer Valley High School; an ROP advisory committee meeting at Righetti High School; the Principal for a Day event; visited the Department of Rehabilitation; attended Downtown Friday Nights; the Elks Rodeo Challenge of Champions meeting; and spoke on the Ben Heighes radio show.

ADJOURNMENT:
There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 8:03 p.m.

APPROVED:

May 2, 2017
Date

Rhonda M. Garietz, CMC
Chief Deputy City Clerk and ex officio Clerk of the City Council

Alice M. Patino
Mayor of the City of Santa Maria

ATTEST:

Rhonda M. Garietz, CMC
Chief Deputy City Clerk